



2964 PEACHTREE



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2964 Peachtree St NE, Atlanta, GA 30309

2ND GENERATION RESTAURANT FOR LEASE

- **AVAILABLE: 7,327 SF**
- Rare opportunity in Buckhead!
- 2nd generation restaurant space
- Excellent Visibility with high traffic counts
- Great frontage on Peachtree
- Surface parking available on site
- Ideal setup for valet parking
- Huge outdoor dining opportunity

3-MILE POPULATION

137,998

DAYTIME POPULATION

164,746

TRAFFIC COUNT

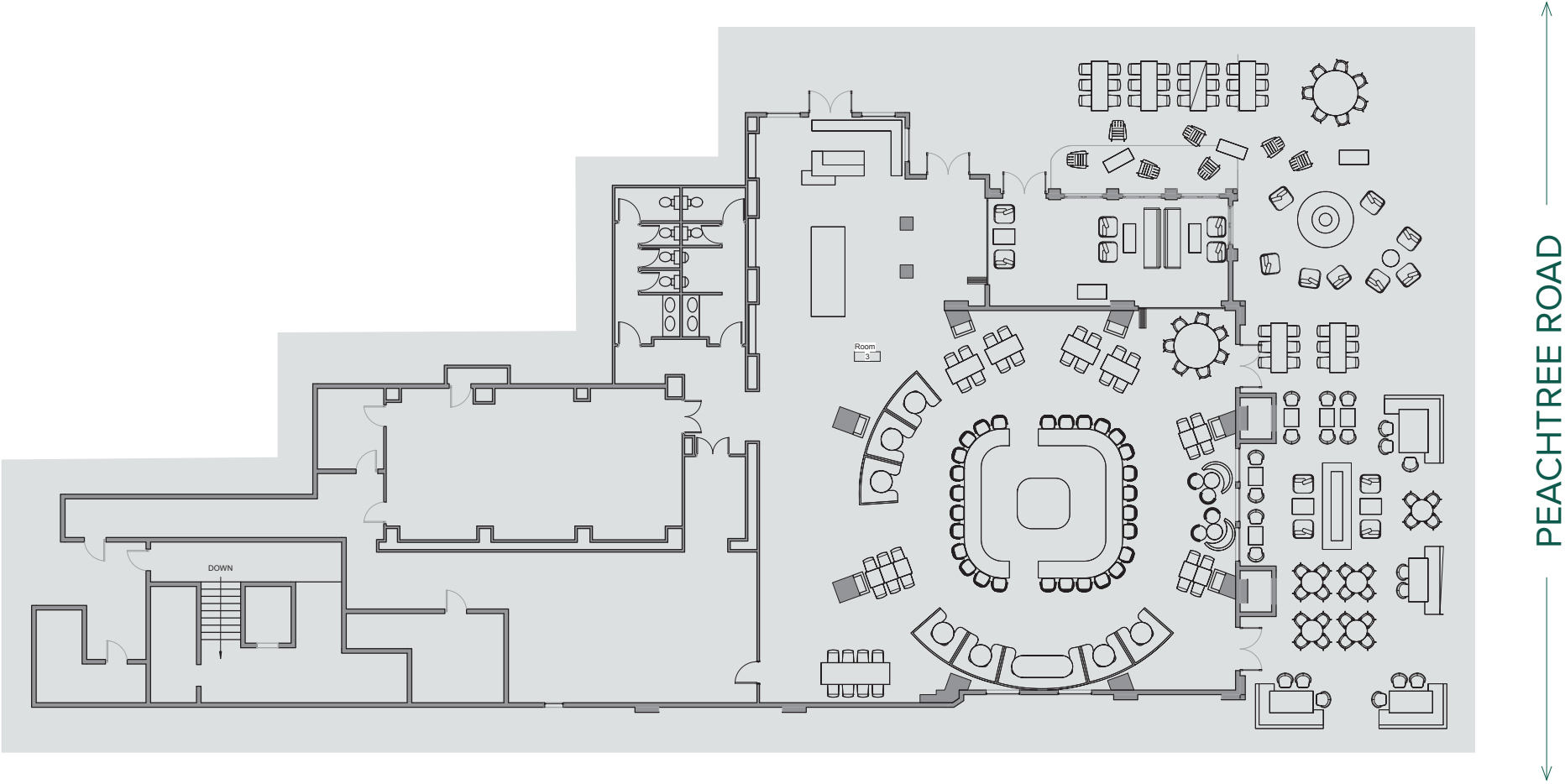
50,200 VPD



VANTAGE

REALTY PARTNERS

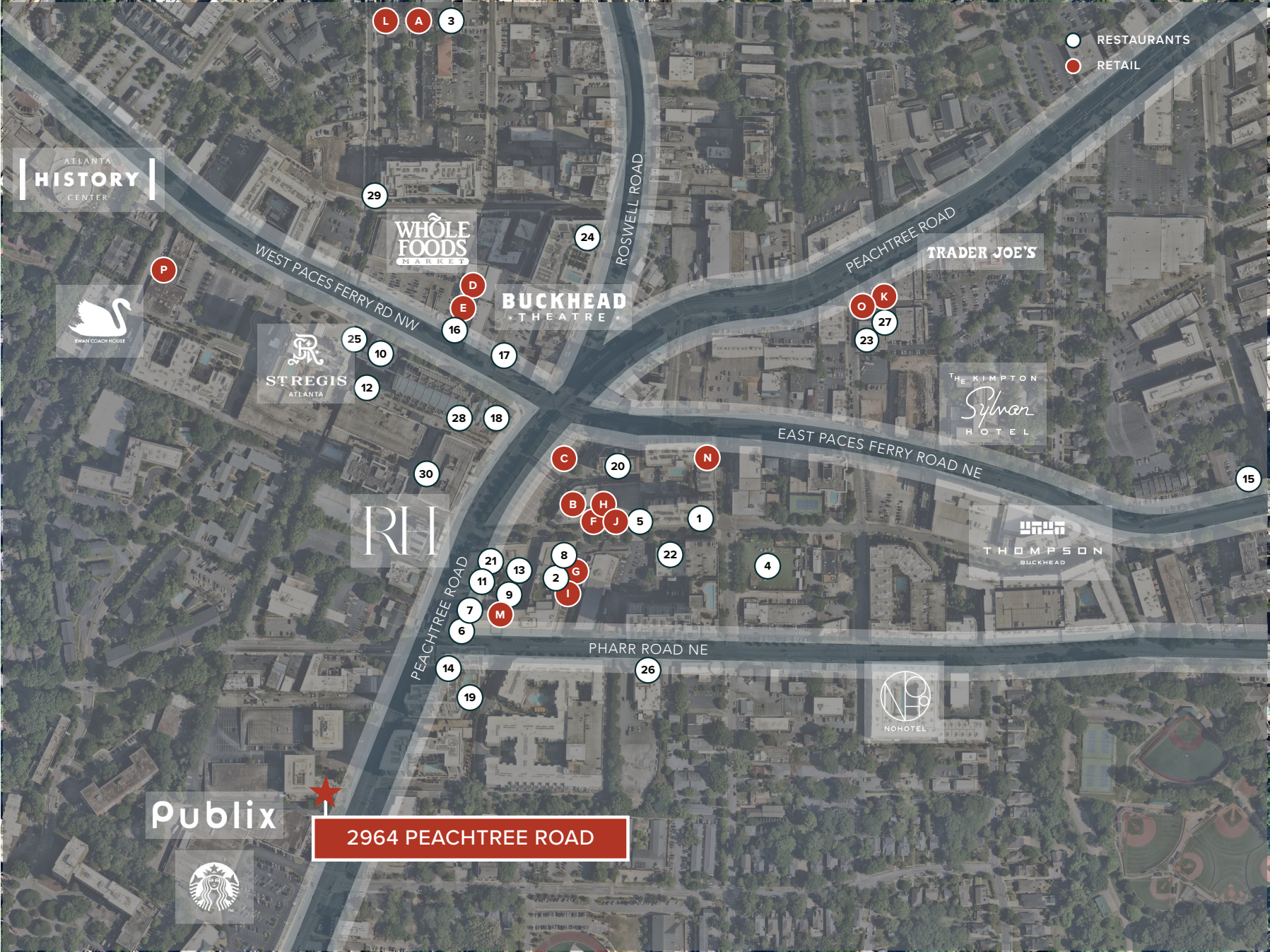
SITE PLAN



SITE PLAN



AREA MAP



AREA MAP KEY

RESTAURANTS

- | | | |
|---|---|--|
| 1.  | 11.  | 21.  |
| 2.  | 12.  | 22.  |
| 3.  | 13.  | 23.  |
| 4.  | 14.  | 24.  |
| 5.  | 15.  | 25.  |
| 6.  | 16.  | 26.  |
| 7.  | 17.  | 27.  |
| 8.  | 18.  | 28.  |
| 9.  | 19.  | 29.  |
| 10.  | 20.  | 30.  |

RETAIL

- | | |
|--|--|
| A.  | I.  |
| B.  | J.  |
| C.  | K.  |
| D.  | L.  |
| E.  | M.  |
| F.  | N.  |
| G.  | O.  |
| H.  | P.  |

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V A N T A G E A T L . C O M

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